

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, MAY 29, 2014, 2014**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**1. CALL MEETING TO ORDER**

**2. APPROVAL OF MINUTES:**

Approval of the April 24, 2014 regular meeting minutes.

**3. REQUEST 14-HDC-03 FROM DAVE SHELDON, CONTRACTOR FOR BILL LANCASTER 438 FIFTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the demolition of an existing attached carport and the construction of a new attached one car attached garage located at the property mentioned. (Central Neighborhood Historic District)

**4. REQUEST 14-HDC-04 FROM KEVIN AND BETH MURRAY, 611 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the demolition of an existing detached garage and the construction of a new detached garage (21'-8" X 27'-4") located at the property commonly known as **615 West Eighth Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

**5. REQUEST 14-HDC-05 FROM THOM DARGA, 101 NORTH PARK STREET, SUITE 318, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the construction of a marquee at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

**6. REQUEST 14-HDC-06 FROM MARK BISCHAK, P.O. BOX 26, ARCADIA, MICHIGAN, ARCHITECT FOR TONY CRAIG, OWNER OF GEORGINA'S, 236 EAST FRONT STREET, TRAVERSE CITY MICHIGAN for:**

Approval of plans for the remodel of the Front Street entrance located at the property mentioned. (Downtown Historic District)

**7. REQUEST 14-HDC-07 FROM RICH RYBKE, 954 BUSINESS PARK DRIVE, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a second story roof addition and the construction of a 20' x 22' detached garage located at the property commonly known as **442 Fifth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

**8. PRESENTATION FROM SIGRID BERGLAND, HISTORIAN, ENVIRONMENTAL SECTION, MICHIGAN DEPARTMENT OF TRANSPORTATION 425 W. OTTAWA, LANSING MICHIGAN.**

Ms. Bergland will describe an on-going historic survey of portions of US-31 in Traverse City, including the segment of Division Street within the Central Neighborhood Historic District.

**9. OTHER BUSINESS**

**10. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

**MINUTES**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, APRIL 24, 2014**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**PRESENT:** Commissioners Mansuy, Andres, Zacks, Crane, Vice-Chairperson  
Tobin and Chairperson Callahan.  
**ABSENT:** Commissioner Brockmiller.  
**STAFF PRESENT:** David Weston

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 7:00 p.m.*

**2. APPROVAL OF MINUTES:**

Approval of the March 27, 2014 regular meeting minutes.

*Motion by Vice-Chairperson Tobin, seconded by Commissioner Mansuy to approve the March 27, 2014 regular meeting minutes as presented. Upon vote the motion carried 6-0.*

**3. REQUEST 14-HDC-02, FROM MATT MEYERS 454 HAMILTON STREET  
TRAVERSE CITY, MICHIGAN for:**

Approval of changes to approved plans, request 13-HDC-08, located at the property commonly known as **432 Fifth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

*Matt and Kristen Meyers presented drawings and answered questions from the Commission.*

*Chairperson Callahan open up public comment on the request.*

*Robert Nichols, 426 Fifth Street, Traverse City, Michigan, spoke in favor of the changes.*

*Chris Nichols, 426 Fifth Street, Traverse City, Michigan, spoke against the change to second story foyer window.*

*Seamus Shinnars, 410 Seventh Street, Traverse City, Michigan, spoke on the process and zoning issues.*

*Mary Winowiecki, 406 Fifth Street, Traverse City, Michigan, spoke in favor of the changes.*

*Motion by Vice-Chairperson Tobin, seconded by Commissioner Mansuy to approve the changes to the second story foyer window and the dormer above the garage with the siding and exterior finishes to be approved at a future meeting. Upon vote the motion carried 6-0.*

**4. PUBLIC COMMENT**

*None.*

**5. ADJOURNMENT**

*The meeting was adjourned at 8:35.*





TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 4.17.14

Property Address: 438 5<sup>th</sup> Street Traverse City, MI 49684

Local Historic District: \_\_\_\_\_

Existing Zoning Classification: residential

Architectural / Design Firm: Creative Home Design

Address: 3691 Five Mile Rd. Traverse City, MI 49686

Description of Plans: \_\_\_\_\_

changing existing carport into garage

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A **MINIMUM OF 10 DAYS** PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: Bill Lancaster Phone: 231-883-2619 Fax: \_\_\_\_\_

Address: 438 5<sup>th</sup> Street Traverse City, MI 49684

Signature of Owner: Bill Lancaster

Signature of Applicant (if different): Dave Sheldon Dave Sheldon

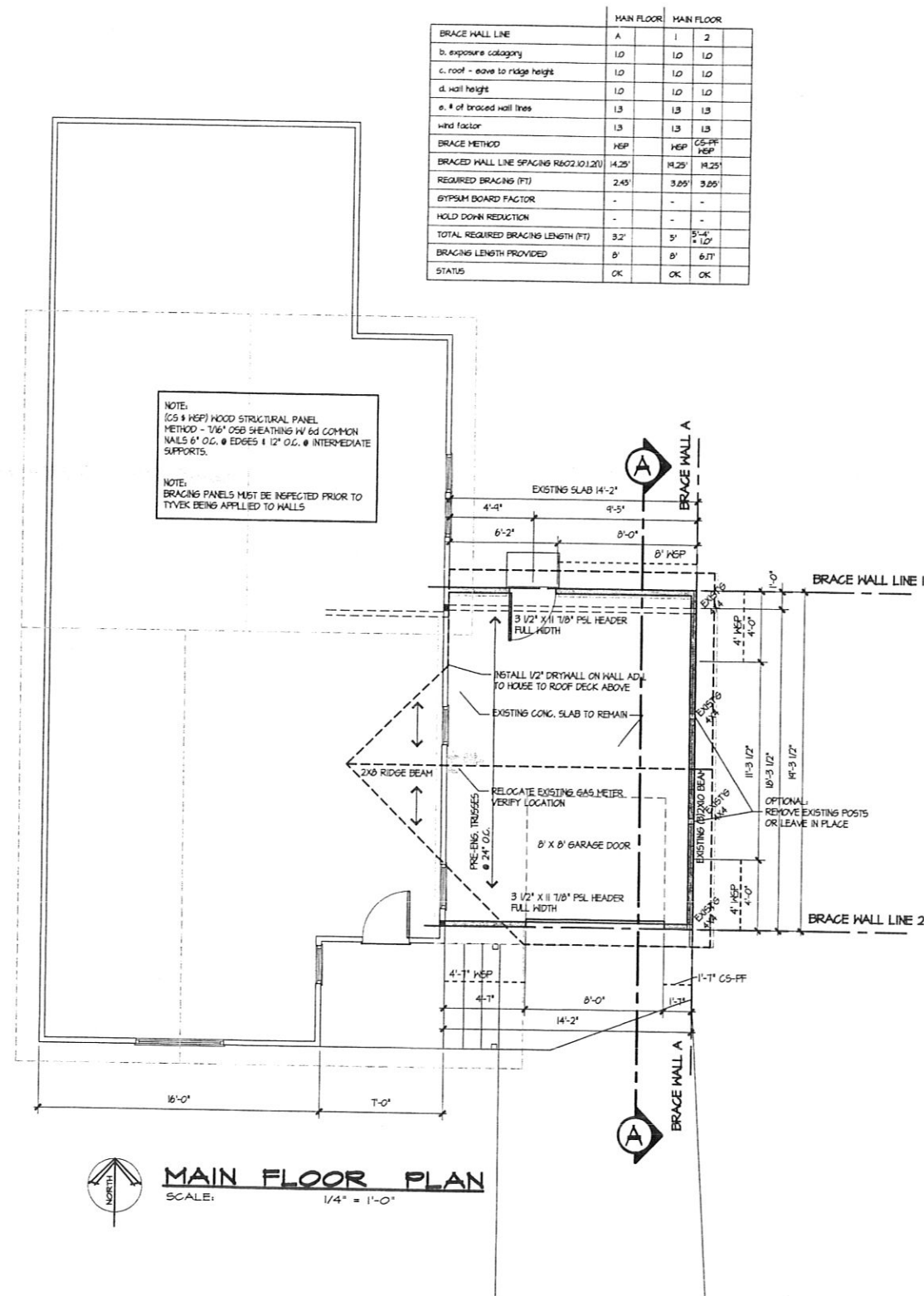
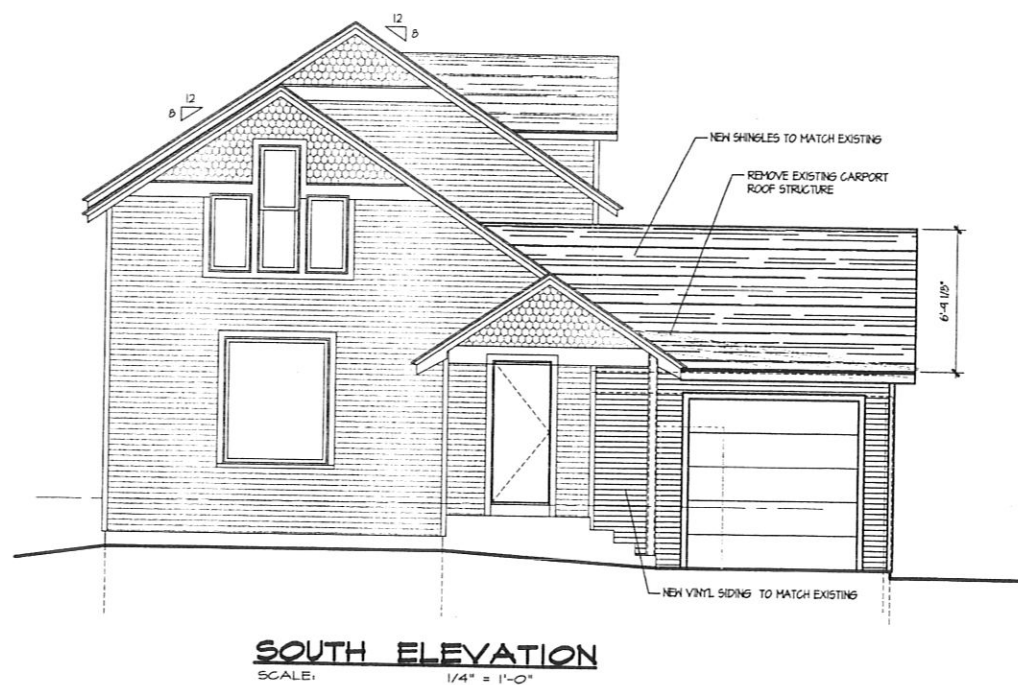
Relationship of Applicant to Owner: Builder 231-409-4995











	MAIN FLOOR	MAIN FLOOR	MAIN FLOOR
BRACE WALL LINE	A	1	2
b. exposure category	1.0	1.0	1.0
c. roof - eave to ridge height	1.0	1.0	1.0
d. wall height	1.0	1.0	1.0
e. # of braced wall lines	1.3	1.3	1.3
wind factor	1.3	1.3	1.3
BRACE METHOD	HEP	HEP	CS-PF
BRACED WALL LINE SPACING R202.10.1.2(1)	14.25'	14.25'	14.25'
REQUIRED BRACING (FT)	2.45'	3.05'	3.05'
GYPSUM BOARD FACTOR	-	-	-
HOLD DOWN REDUCTION	-	-	-
TOTAL REQUIRED BRACING LENGTH (FT)	3.2'	5'	5'-4 1/2"
BRACING LENGTH PROVIDED	8'	8'	6.1'
STATUS	OK	OK	OK

NOTE:  
(CS & HEP) WOOD STRUCTURAL PANEL  
METHOD - 1/8" OSB SHEATHING w/ 6d COMMON  
NAILS 6" O.C. @ EDGES & 12" O.C. @ INTERMEDIATE  
SUPPORTS.

NOTE:  
BRACING PANELS MUST BE INSPECTED PRIOR TO  
TYVEK BEING APPLIED TO WALLS

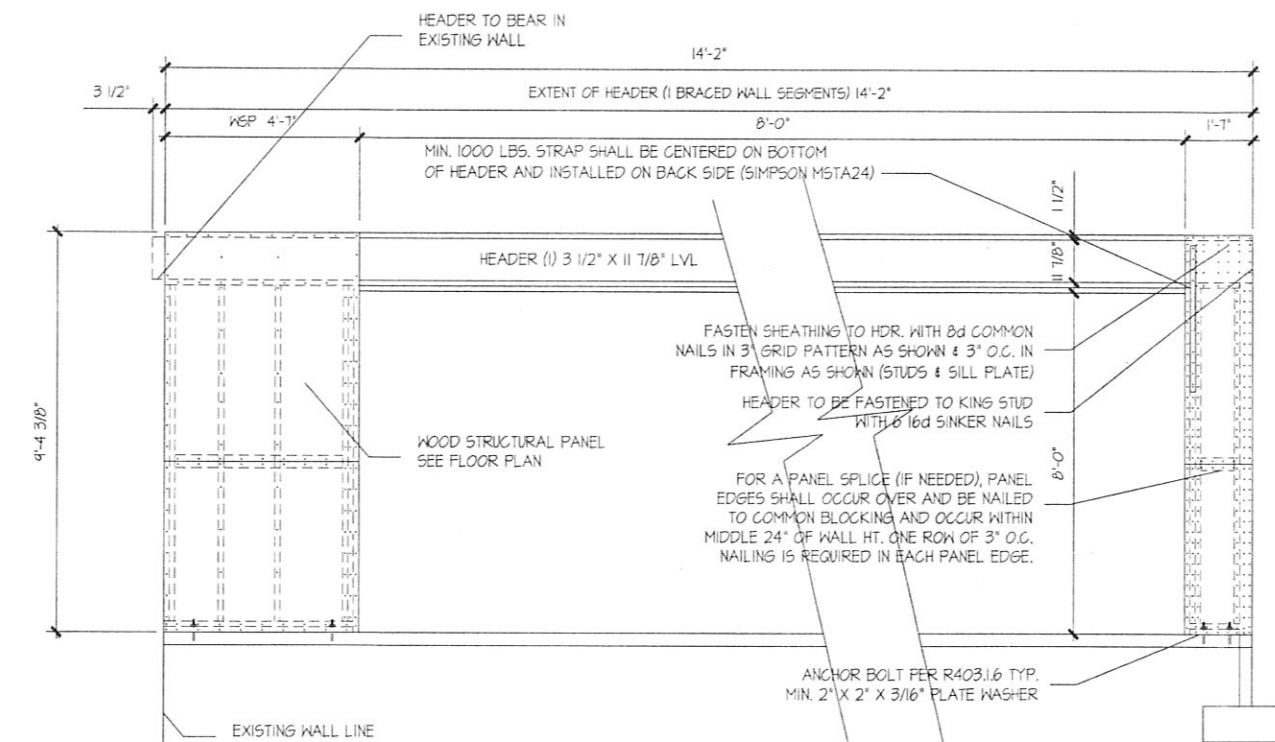
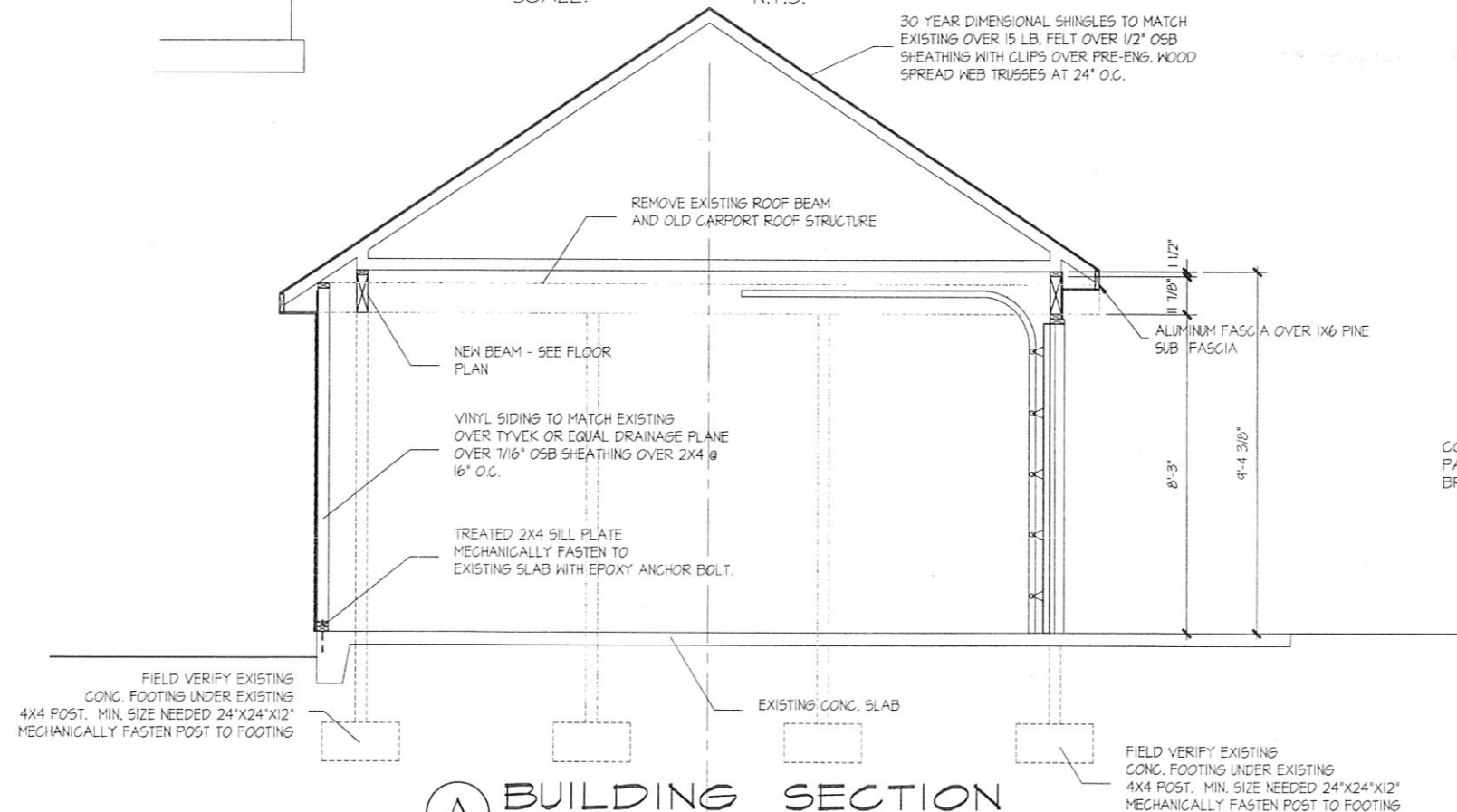
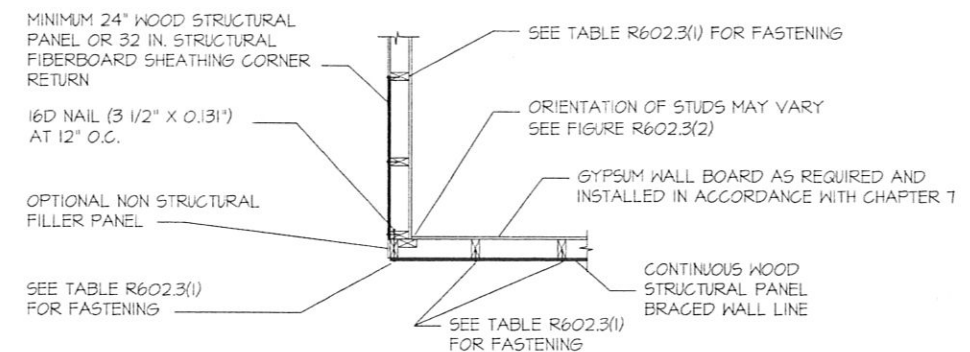


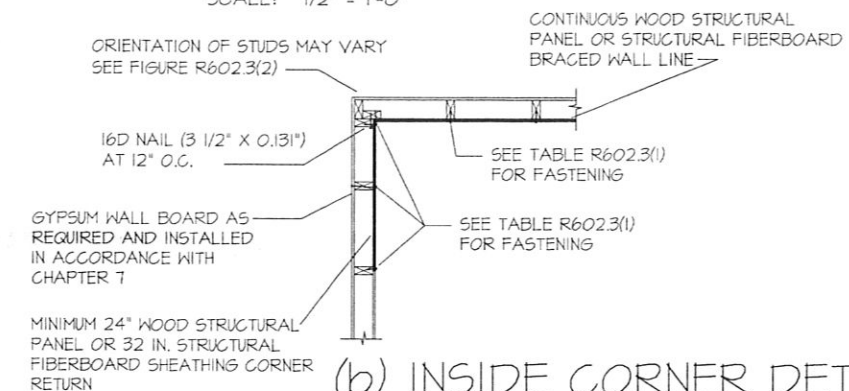
FIGURE R602.10.4.11  
METHOD CS-PF CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
**BRACEWALL LINE "2" CS-PF**  
SCALE: N.T.S.



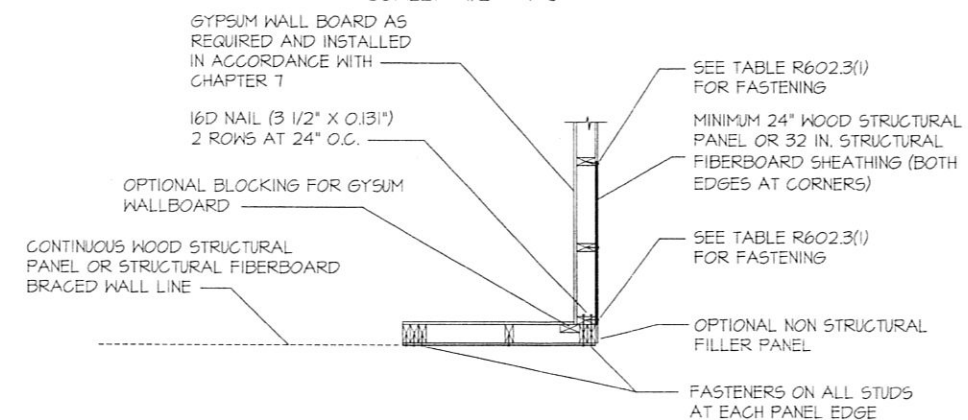
**A BUILDING SECTION**  
SCALE: 1/2\"/>



**(a) OUTSIDE CORNER DETAIL**  
SCALE: 1/2\"/>



**(b) INSIDE CORNER DETAIL**  
SCALE: 1/2\"/>



**(c) GARAGE DOOR CORNER DETAIL**  
SCALE: 1/2\"/>

**TYPICAL EXTERIOR CORNER FRAMING  
FOR CONTINUOUS SHEATHING**  
SCALE: 1/2\"/>



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 5.22.2014

Property Address: 615 EIGHTH ST., TRAVERSE CITY, MI 49684

Local Historic District: CENTRAL NEIGHBOR HISTORIC DISTRICT

Existing Zoning Classification: R-1B

Architectural / Design Firm: SARAH BOURGEOIS ARCHITECTS

Address: 921 W. ELEVENTH ST., SUITE 2E, TRAVERSE CITY, MI 49684

Description of Plans: Demolition of existing garage building and construction of a new 21'-8" x 27'-4" 2 story garage (storage & 2nd flr) Exterior materials will be similar to main house: Horiz siding, decorative gable material, Asphalt shingles, exposed brick foundation

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: KEVIN/BETH MURRAY Phone: 231-642-1683 Fax: \_\_\_\_\_

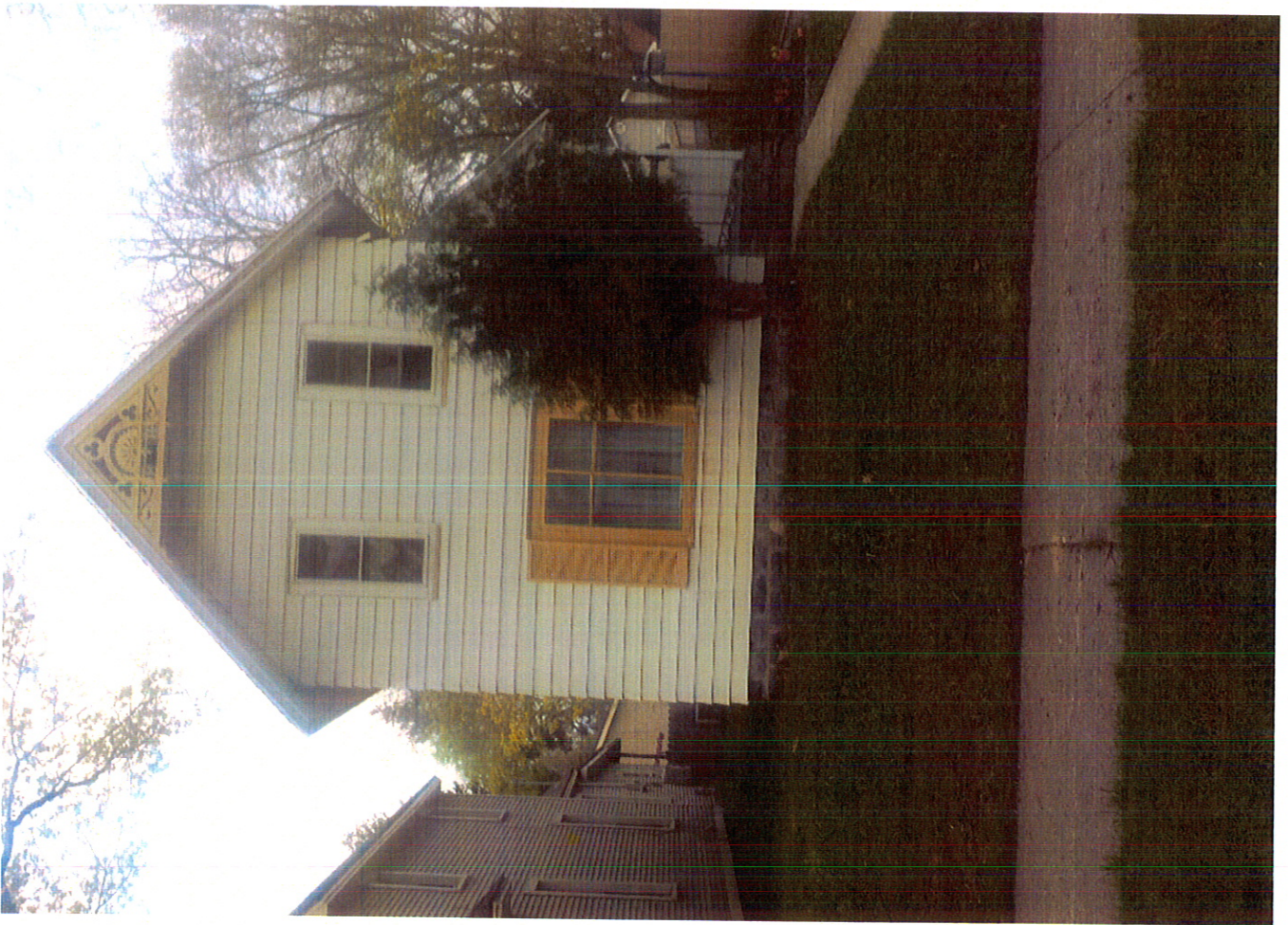
Address: 615 EIGHTH STREET, TC, MI, 49684

Signature of Owner: \_\_\_\_\_

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: Architect







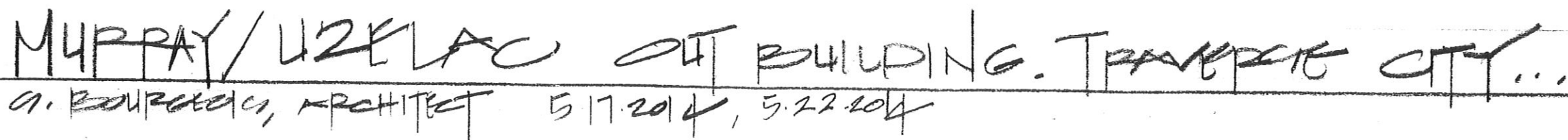


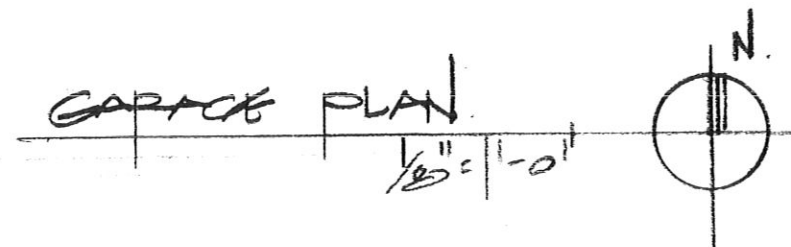
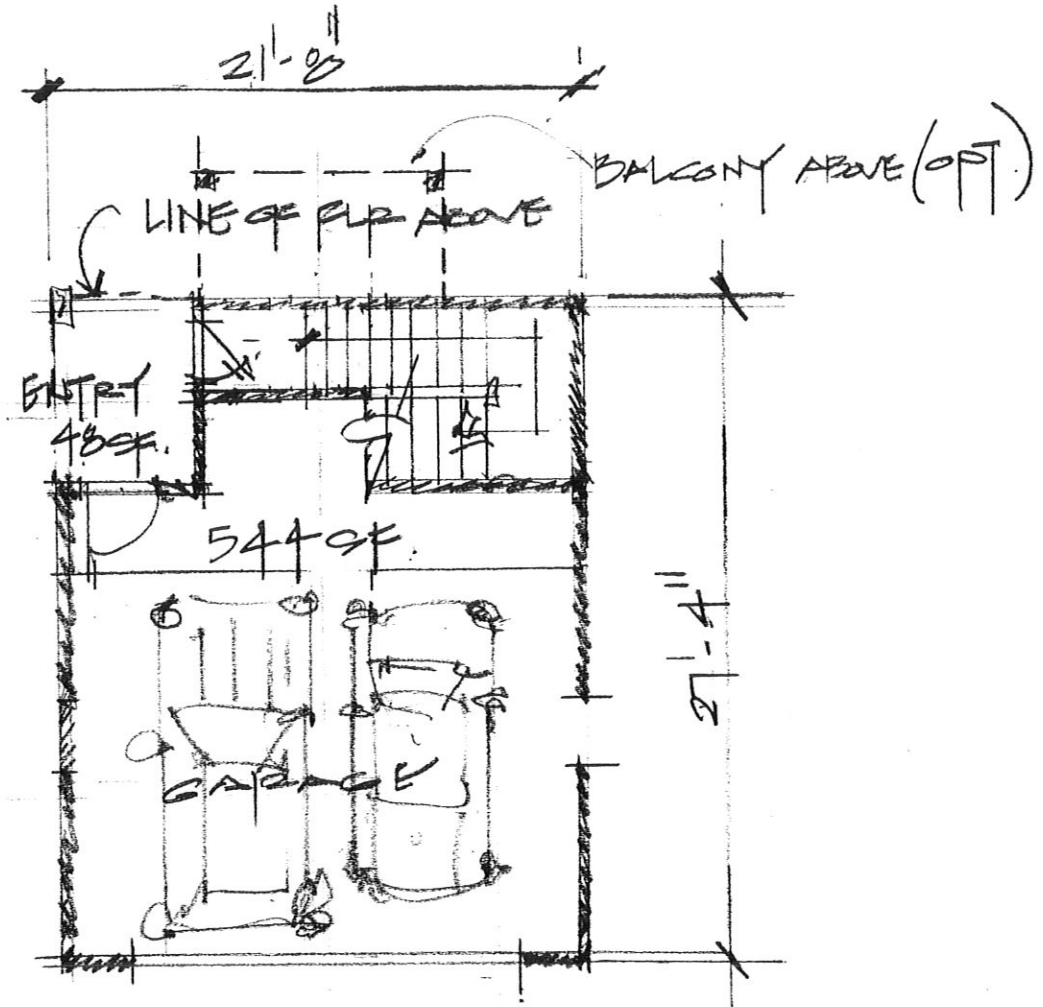
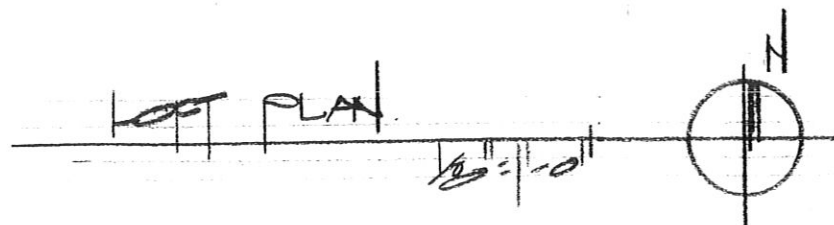
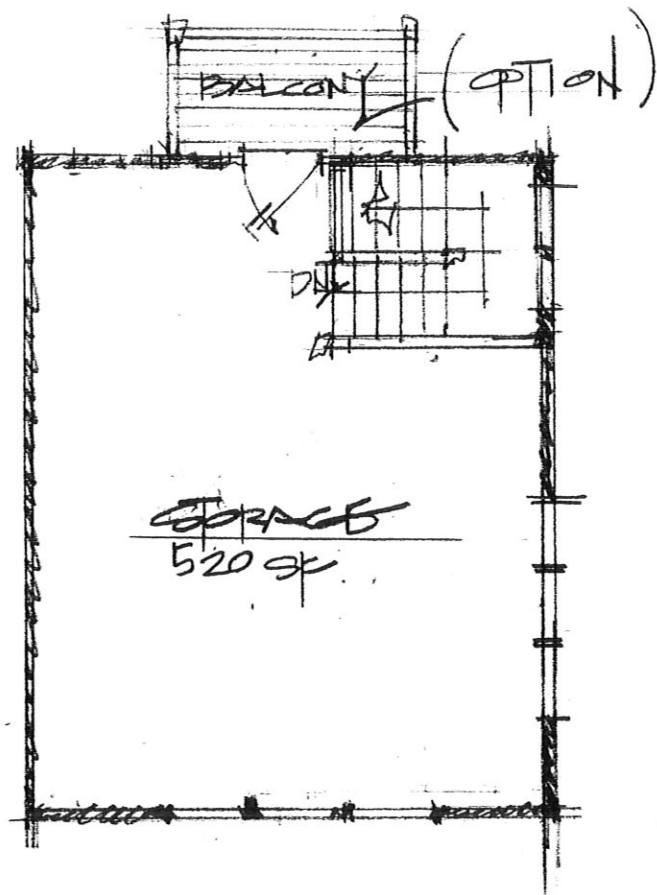




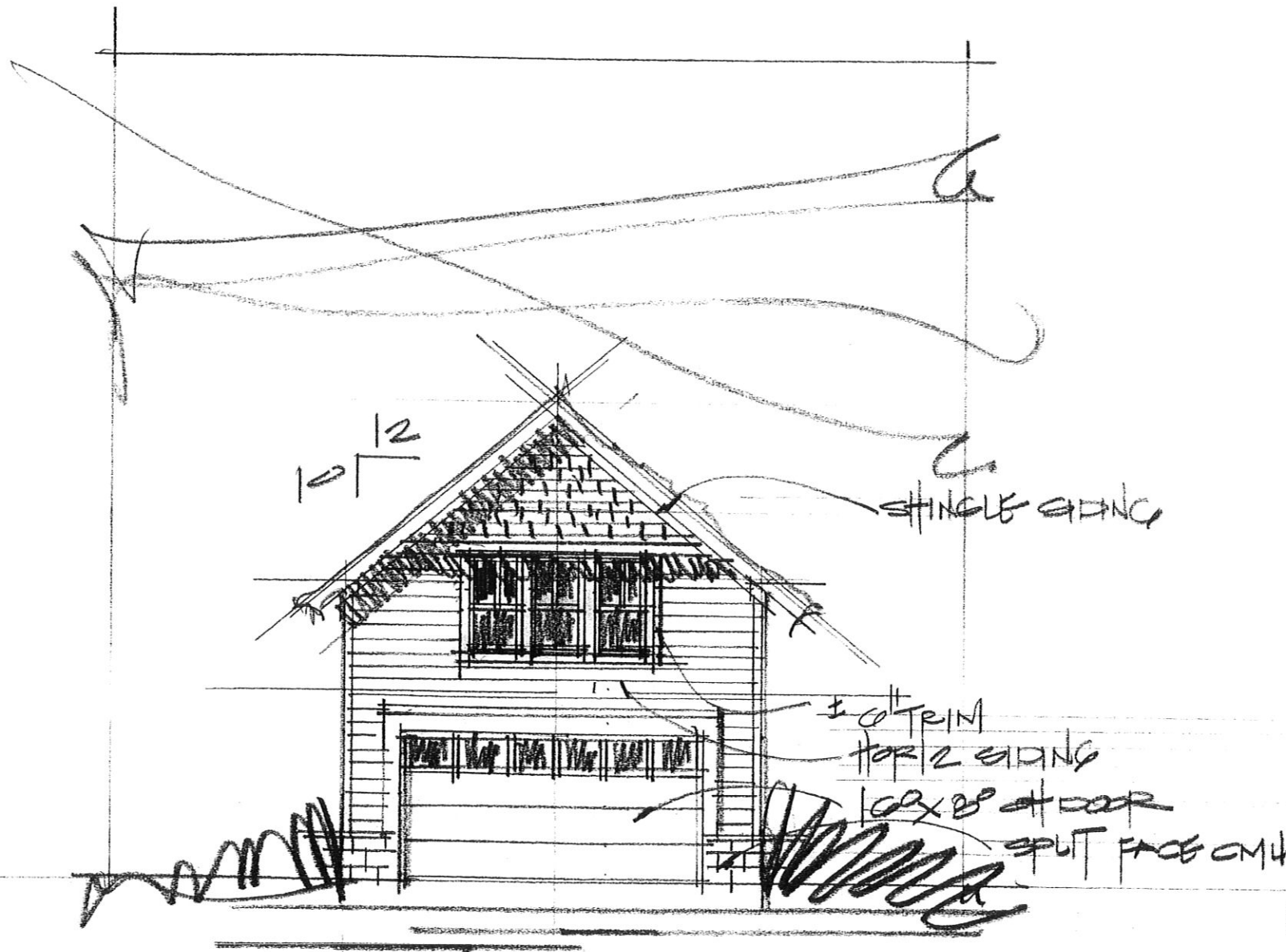


Taking SF 1660 SF x 65% = 1073 SF ACCESSORY BLDG. ALLOWED  
 GARAGE FLOOR: 544 SF. (ENTRY SUBTRACTED)  
 GARAGE FLOOR: 520 SF (STAIR SUBTRACTED)  
 1064 SF

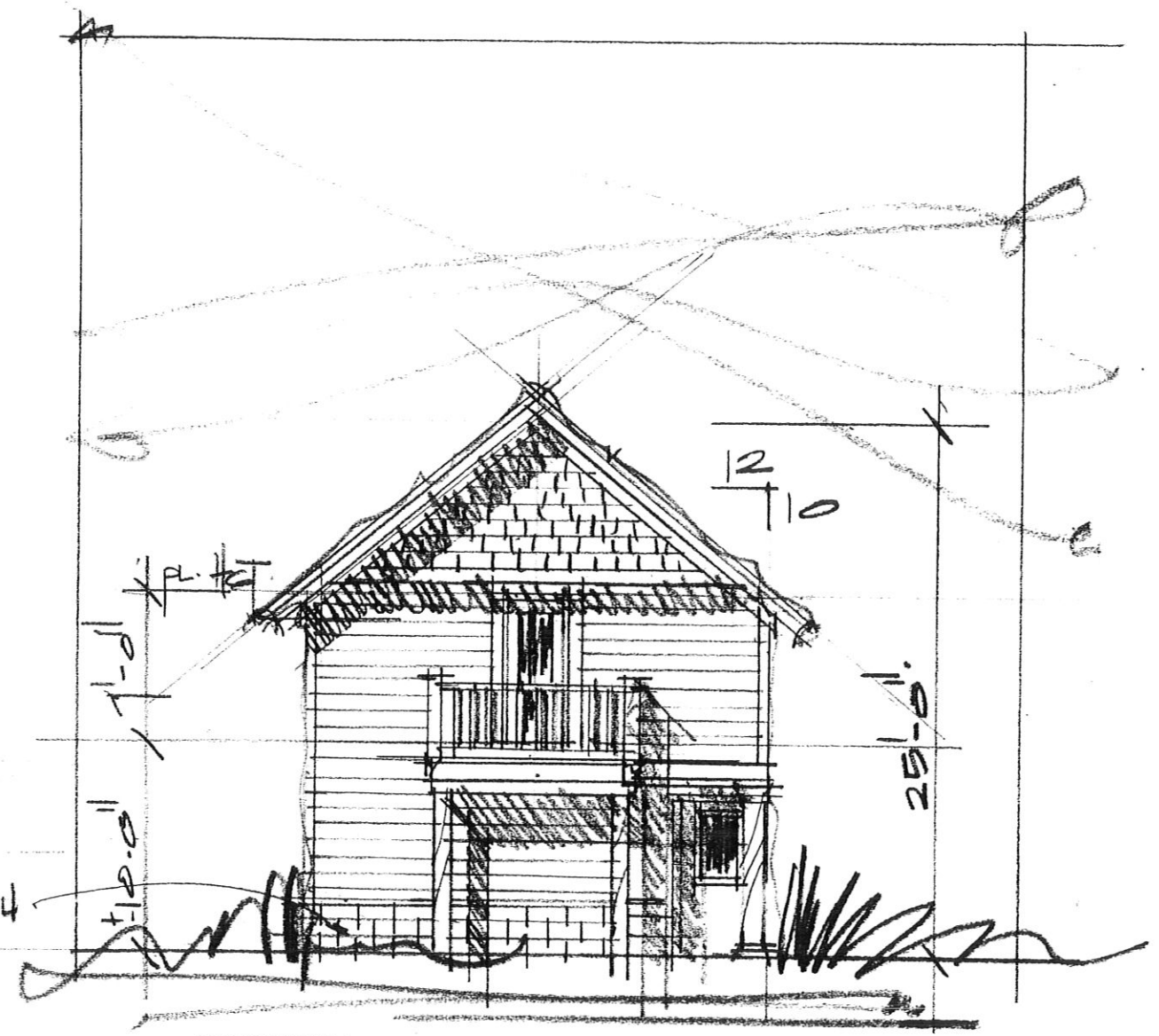




MURRAY/DEBLAC AT BUILDING, TRAVERE CITY, ...  
 G. ROUPPEBORN, ARCHITECT 5.17.2014; 5.22.2014

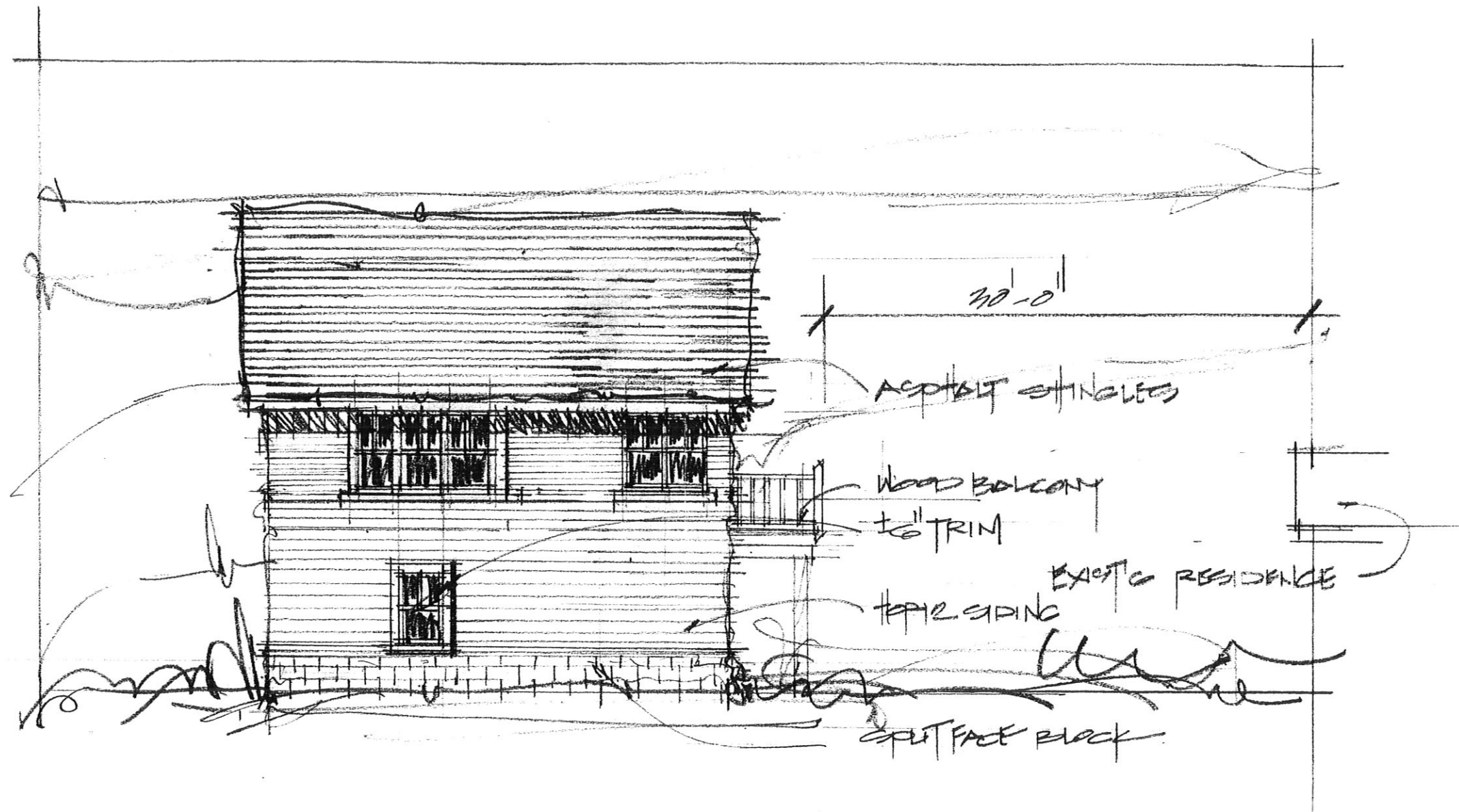


EAST ELEVATION



NORTH ELEVATION

MURRAY / URBAC , , OUT BUILDING, TRAPER CITY  
 C. BOURGEOIS, ARCHTCT 5.22.204  
 1/8" = 1'-0"



EAST ELEVATION

MURRAY/UZELAC OUT-BUILDING, TAVARESCU CITY

A. BURROUGHS, ARCHITECT, 5.17.2014, 5222014

1/8" = 1'-0"





TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: April 11, 2014

Property Address: 106 E. Front

Local Historic District: Downtown Front Street

Existing Zoning Classification: C4B

Architectural / Design Firm: Green & Propp Design, Inc.

Address: 1209 W. Belmont Ave, Chicago, IL 60640

Description of Plans: Marquee at City Opera House Entrance

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: City of Traverse City Phone: 941-8082 Fax: \_\_\_\_\_

Address: 106 E. Front

Signature of Owner: \_\_\_\_\_

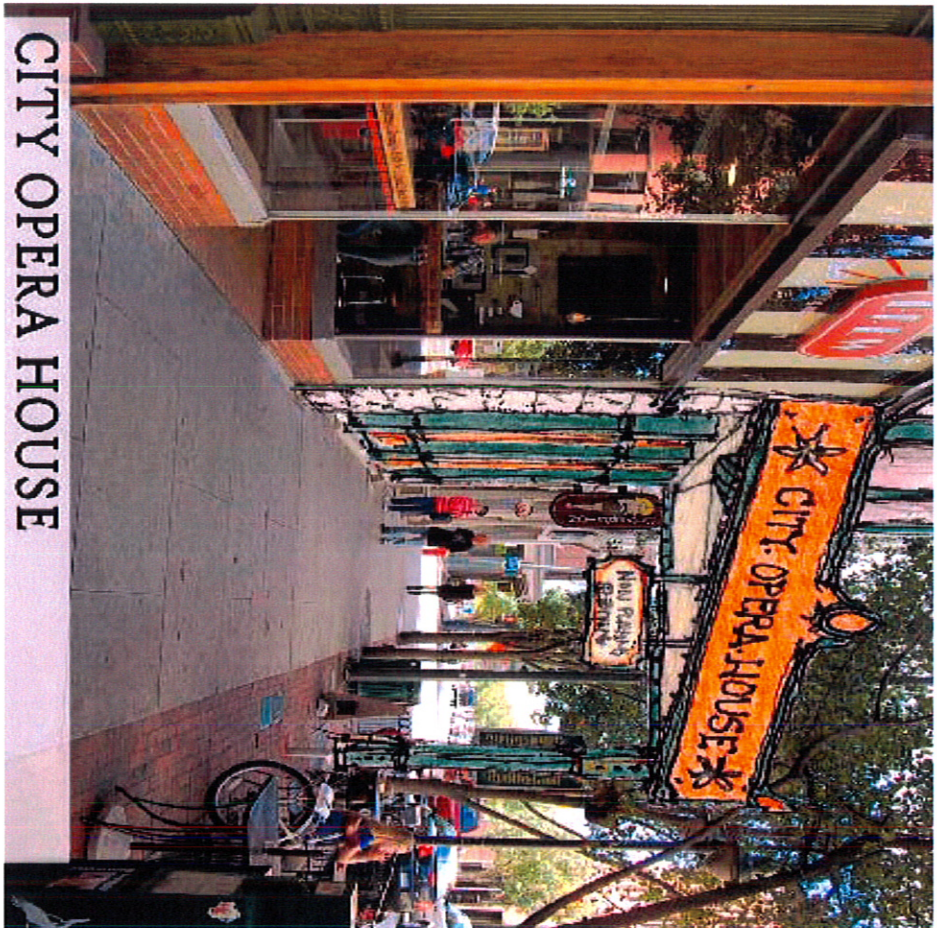
Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: Member, Board of Directors, COHHA









## CITY OPERA HOUSE

### INDEX OF DRAWINGS:

- 1 COVER SHEET
- 2 PLAN
- 3 FRONT ELEVATION
- 4 SIDE ELEVATION
- 5 SECTION DETAIL

## PROPOSED NEW MARQUEE CONCEPT FOR THE CITY OPERA HOUSE

106 E. FRONT STREET, TRAVERSE CITY, MICHIGAN

27 MAR 2014





TREES & GRATES  
REMOVED.

POTENTIAL SPLASH  
FEATURE.

SCUPPER ABOVE.

8x8 C.I. COLUMNS. TO  
MATCH BUILDING  
FACADE DETAILS.

4'x7' TEXTURED WIRE  
GLASS W/MTL. FRAME  
SKYLIGHT ROOF @  
CENTER OF MARQUEE  
ROOF.

TALL LIGHT POLE.  
(REMOVE)

EXIST. STREETSCAPE.  
SHORT DECORATIVE  
LIGHT POLE.

HISTORICAL MARKER.

ANGLED SOFFIT OF  
MARQUEE ABOVE.

STEEL STRUCTURAL  
FRMG.

FLAT SECTION OF MARQUEE

PROPOSED NEW  
MARQUEE ABOVE.

EXISTING BAY  
ABOVE. SCALLOPED  
BOTTOM EXPOSED  
BELOW.

MAIN ENTRY

BREW

# OPERA HOUSE NEW MARQUEE CONCEPT

SCALE: 1/4" = 1'-0"

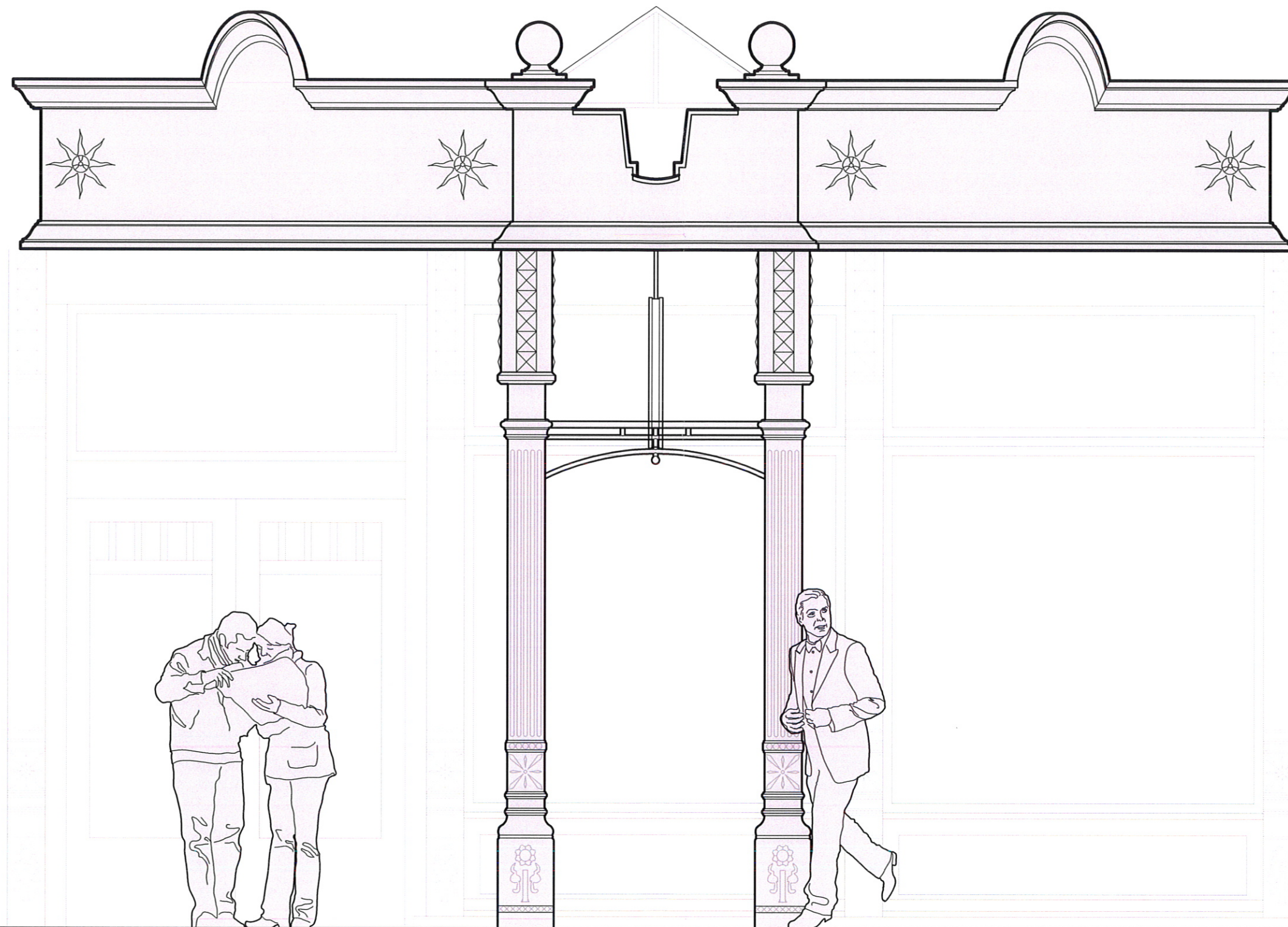
(ALL DIMENSIONS NEED TO BE VERIFIED)

13 MAR 2013  
23 JAN 2014  
10 MAR 2014  
27 MAR 2014



2 OF 5  
© GPD Inc. 2009





# OPERA HOUSE NEW MARQUEE "CONCEPT" FRONT ELEVATION

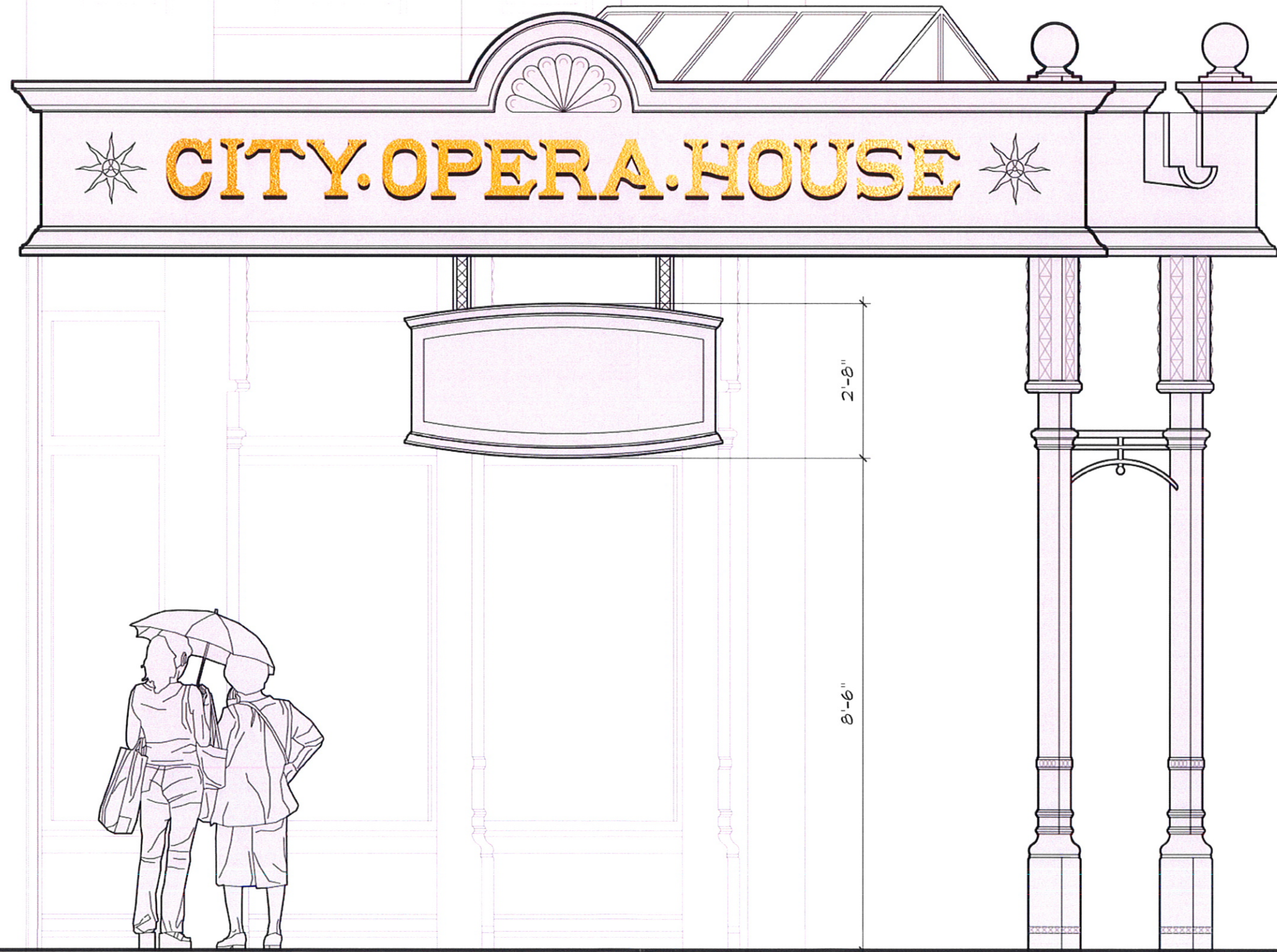
SCALE: 1/2" = 1'-0"

5 MAR 2014  
27 MAR 2014

3 OF 5  
© GPD Inc. 2009







# OPERA HOUSE NEW MARQUEE "CONCEPT" SIDE ELEVATION

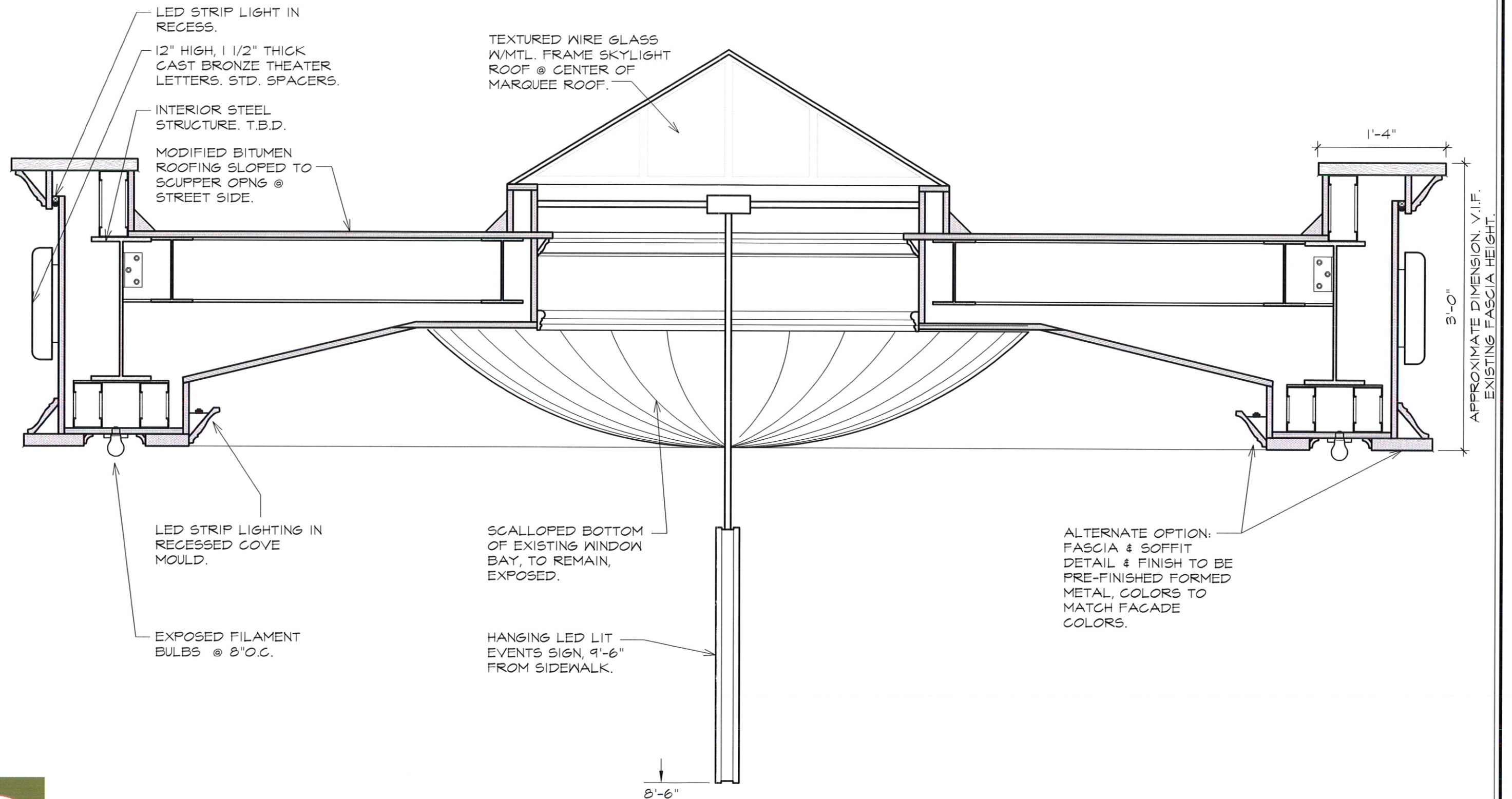
SCALE: 1/2" = 1'-0"

27 MAR 2014

4 OF 5

© GPD Inc. 2009





## OPERA HOUSE NEW MARQUEE "CONCEPT" SECTION

SCALE: 1" = 1'-0"

10 MAR 2014  
14 MAR 2014  
27 MAR 2014

5 OF 5

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TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 22 MAY 2014

Property Address: 236 E. FRONT STREET

Local Historic District: \_\_\_\_\_

Existing Zoning Classification: \_\_\_\_\_

Architectural / Design Firm: MARK BISCHAK, ARCHITECT

Address: P.O. BOX 26, ARCADIA, MICH. 49613

Description of Plans: REMODELING OF MAIN ENTRY WALL OF  
THE NEW LOCATION OF GEORGINA'S FUSION CUISINE,  
FORMER LOCATION OF ~~PHIL'S~~ PHIL'S ON FRONT  
RESTAURANT AND CHOCOLATE BAR.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: TONY CRAIG <sup>GEORGINA'S</sup> Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Signature of Applicant (if different): MARK BISCHAK

Relationship of Applicant to Owner: ARCHITECT







CONSTRUCTION DRAWINGS FOR  
**GEORGINA'S**  
**NEW LOCATION**  
**STOREFRONT**  
**REMODELING**  
TRAVERSE CITY, MICHIGAN

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SECTION	7

MARK BISCHAK,  
ARCHITECT  
P.O. Box 26  
ARCADIA, MICHIGAN 49613  
(231) 651-0493

# GENERAL NOTES

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Use Group:

A-2, Remainder of building B use group(unchanged)

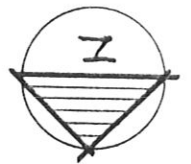
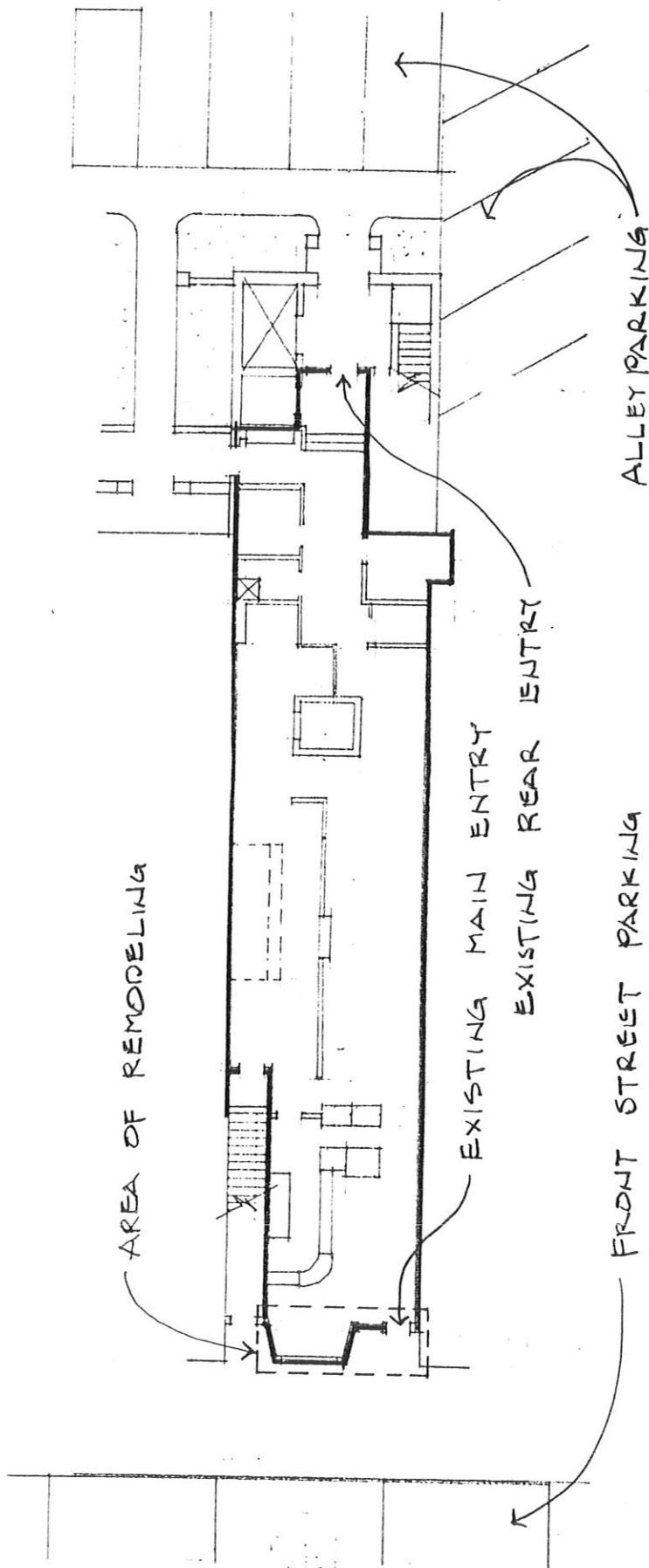
Const. Type:

III - B (unchanged)

Project Summary: Remodeling of main entry wall of the new location of Georgina's Fusion Cuisine, former location of Phil's on Front Restaurant and Chocolate Bar.

1. All construction shall comply with 2009 Michigan Building Code and amendments as adopted by local jurisdiction.
2. All dimensions to and of, elevations of, existing construction and condition of same shall be verified in the field by the contractor. These drawings are a graphic representation of the owner's and architect's design intent. Every effort has been made to obtain accuracy. Discrepancies and/or any variation from the plans shall be reported to the architect.
3. Remove existing exterior finishes, structure, etc. to receive new construction as shown on drawings. Protect exposed interior spaces from weather.
4. Where existing construction is to be altered, or otherwise disturbed, provided temporary and/or permanent bracing and shoring as may be required before and during operations and until work is safely completed and no longer requires bracing and shoring.
5. Existing construction and equipment not undergoing alteration is to remain undisturbed. Where such construction is disturbed as a result of the operations of this project, it shall be repaired or replaced by the contractor as required and to the satisfaction of the owner.
6. Existing salvageable building components to be removed are to be disposed of by direction of owner. Existing building components, if any, to be relocated within this project, are to be protected from damage or vandalism.
8. All new materials to be installed in accordance to manufacturer's specifications.
9. Door and wall to be manufactured by Solar Innovations through Northern Michigan Glass.



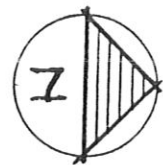


2

# EXISTING FLOOR PLAN

1" = 20'

2

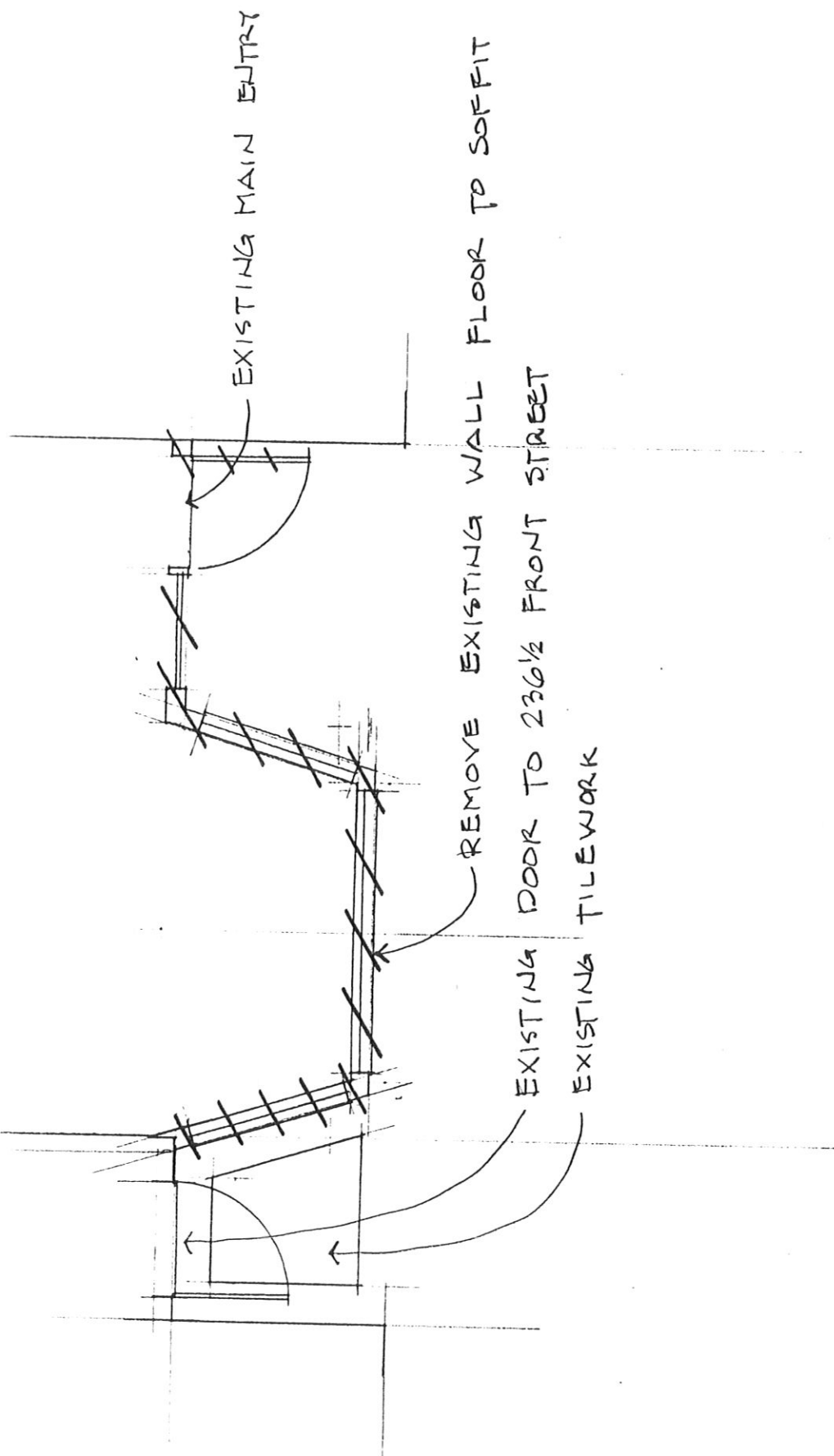


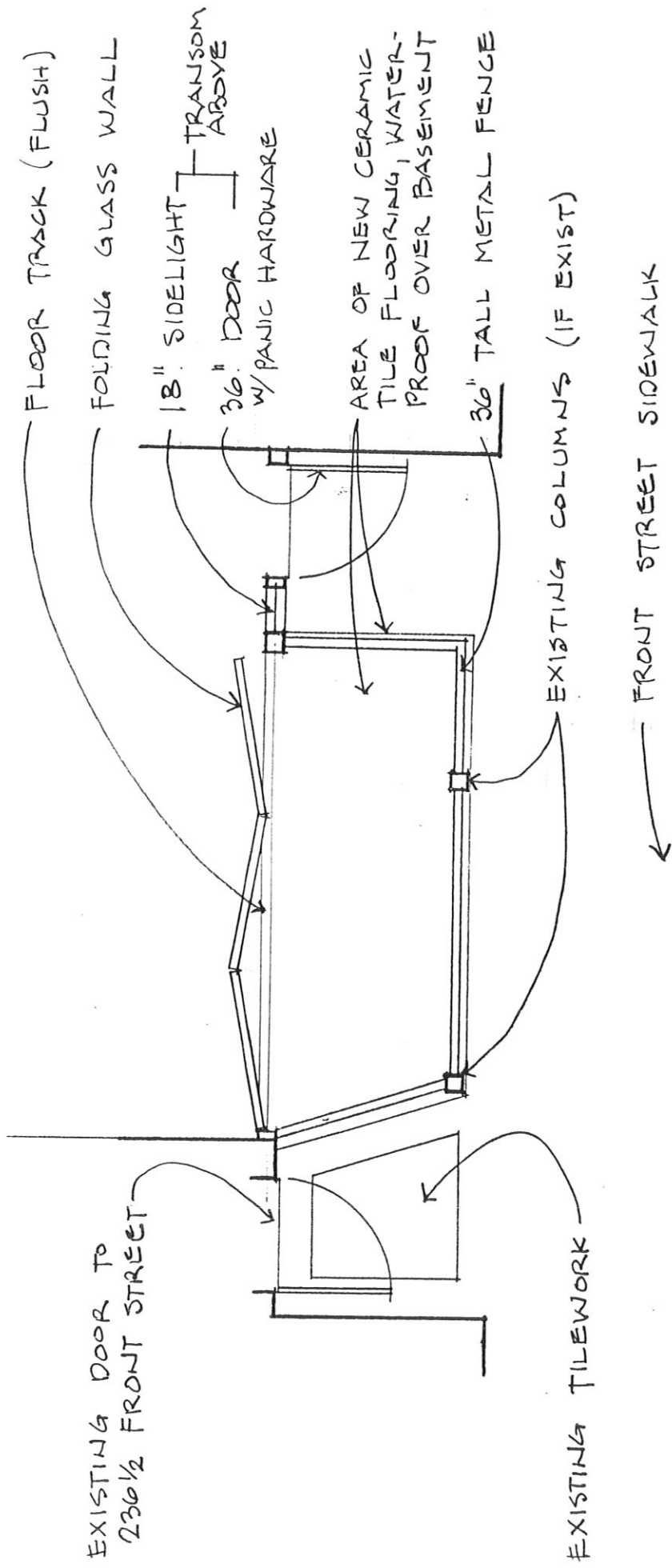
3

# DEMOLITION PLAN

1/4" = 1'-0"

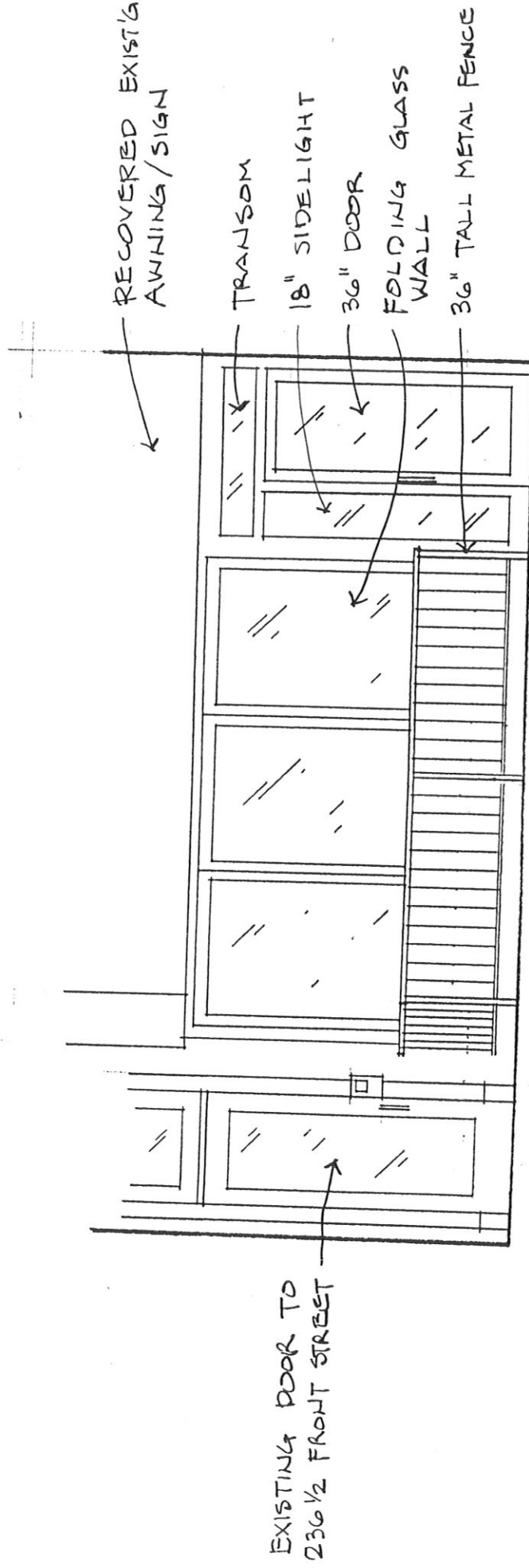
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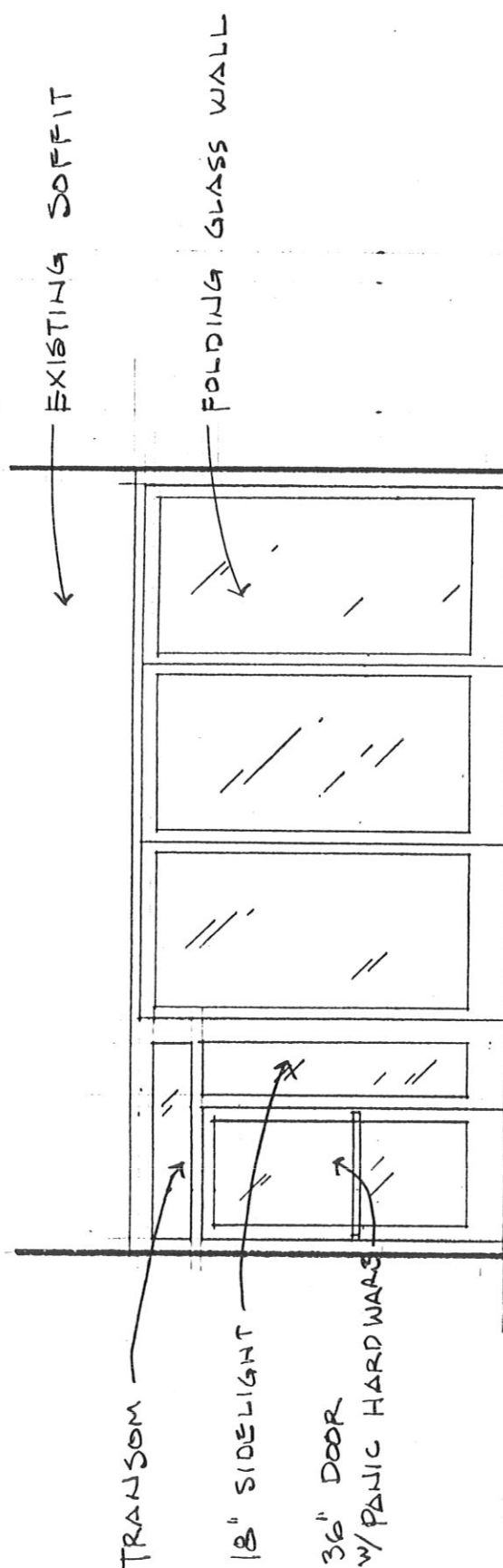
PROPOSED PARTIAL FLOOR PLAN 4

1/4" = 1'-0"



# EXTERIOR ELEVATION

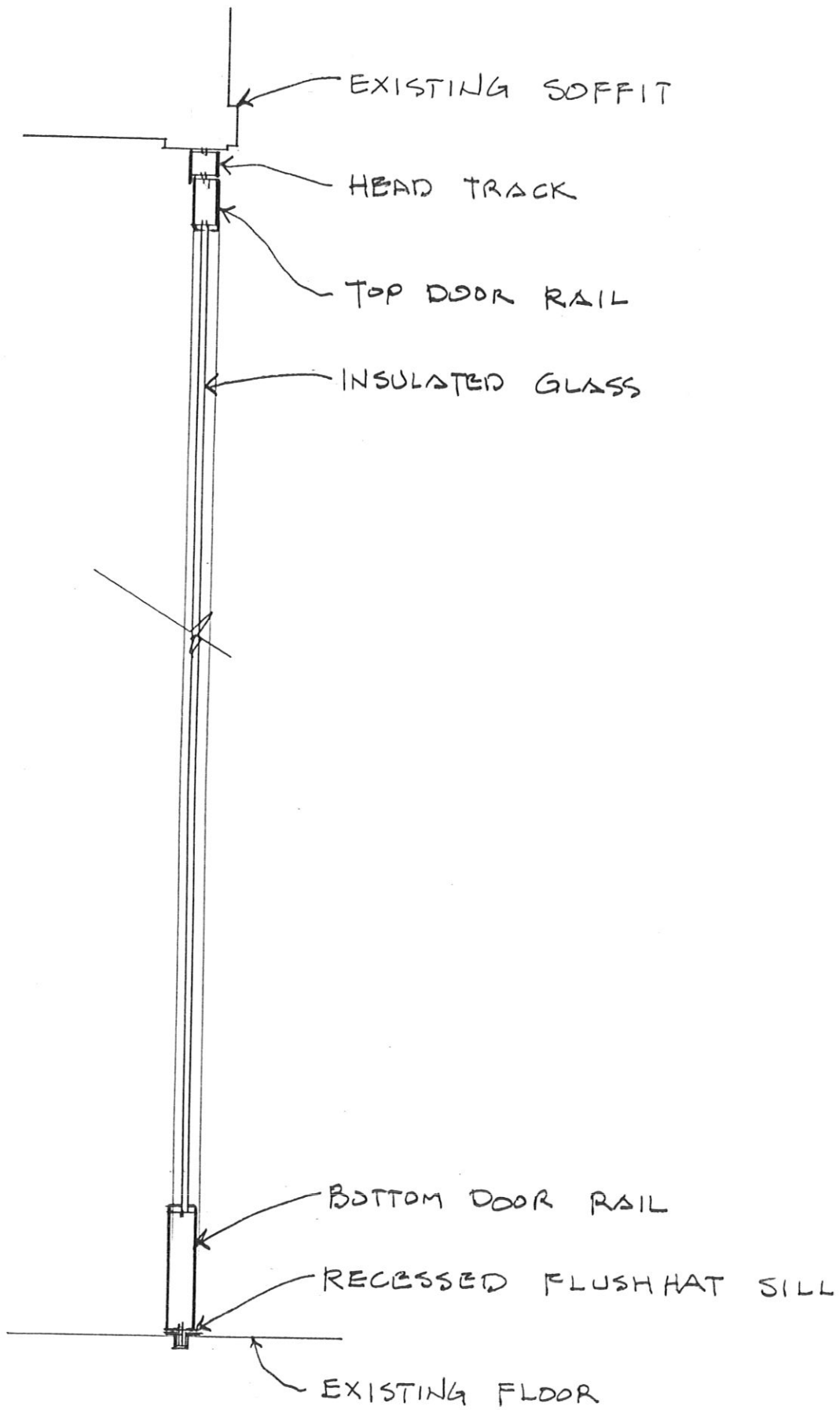
1/4" = 1'-0"



INTERIOR ELEVATION

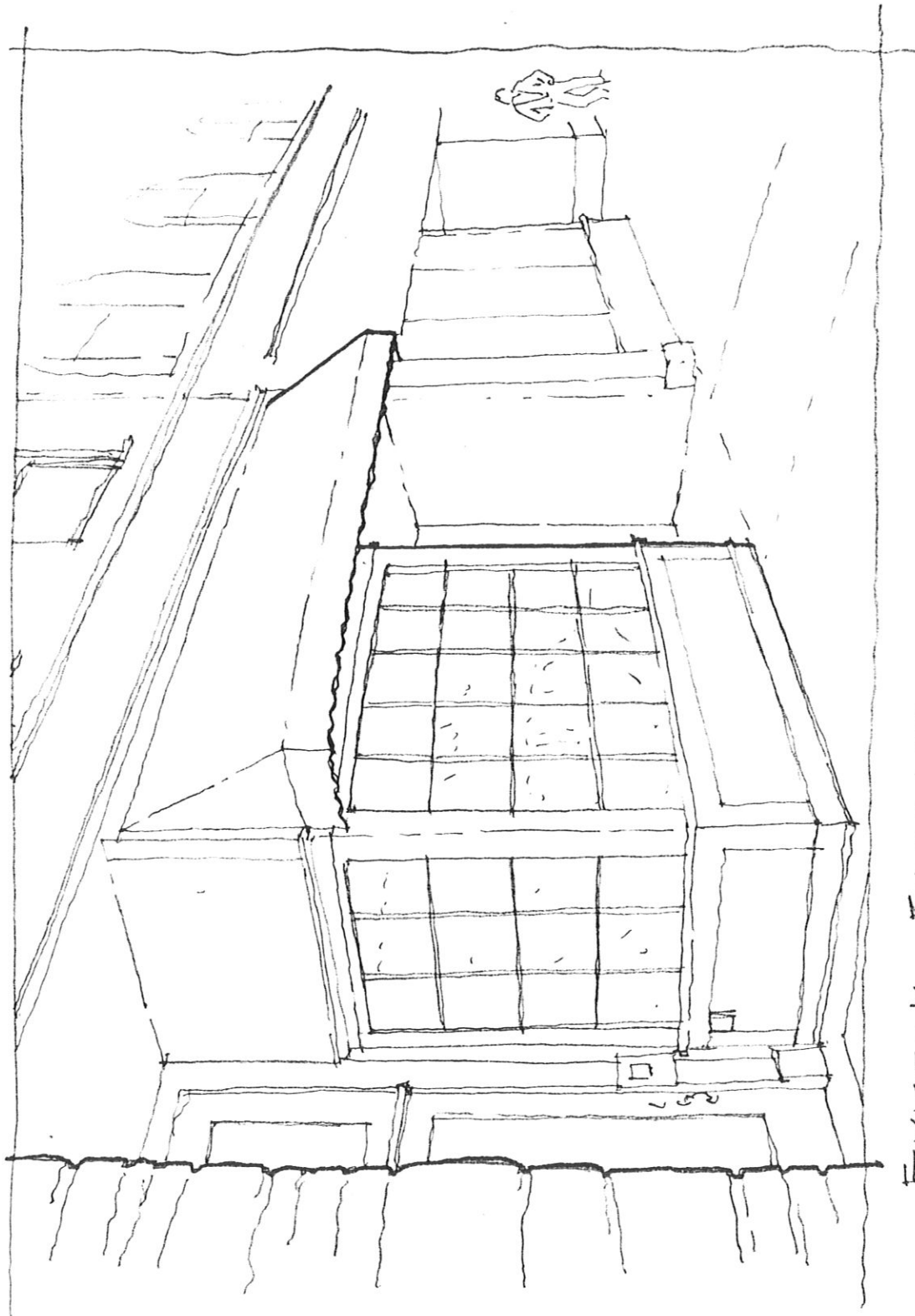
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1/4" = 1'-0" 6

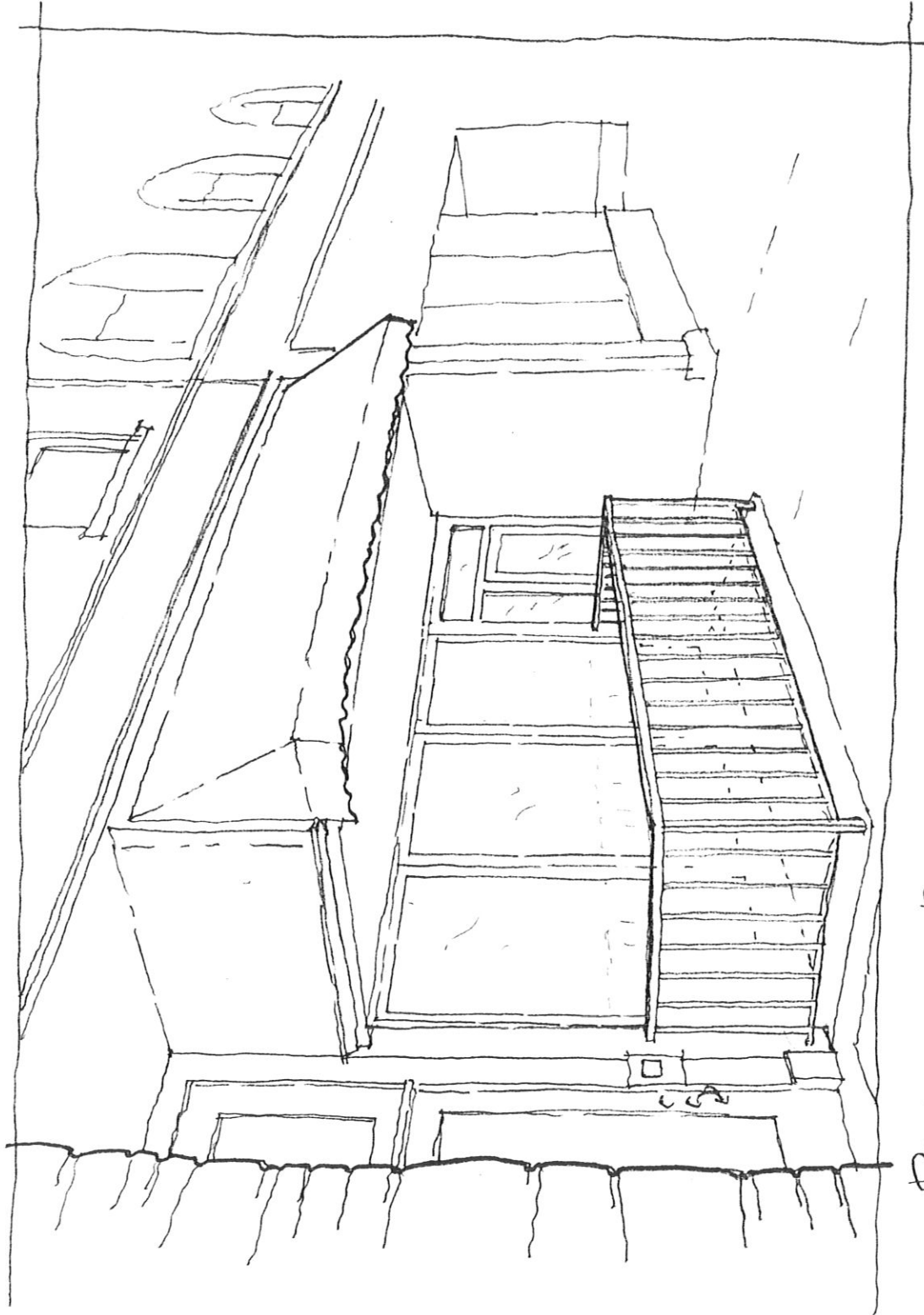


SECTION

1" = 1'-0"



EXISTING FACSADE



PROPOSED FACSADE



BETTER DRAWINGS WILL BE  
HANDLED OUT AT THE MEETING



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: May 22nd

Property Address: 442 5<sup>th</sup> St.

Local Historic District: Central

Existing Zoning Classification: R1B

Architectural / Design Firm: SARAH BOURGEOIS

Address: 11<sup>th</sup> St. TRAVERSE CITY

Description of Plans: New Roof on rear 2nd Story  
and new 20x22 GARAGE

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: Eric Strong/Rick Ricketts Phone: 620-6623 Fax: 943-1229

Address: 954 Business Park dr. P.O. Box 5845 49696

Signature of Owner: [Signature] - PLAN B Const.

Signature of Applicant (if different): \_\_\_\_\_

Relationship of Applicant to Owner: Business Partners

Existing  
Elevations



North Elevation

SCALE: 1/8"=1'-0"



West Elevation

SCALE: 1/8"=1'-0"

Proposed  
Elevation  
Change

Siding & Exterior  
Trim to Match  
Extension Details  
of Existing Structure.



North Elevation

SCALE: 1/8"=1'-0"



West Elevation

SCALE: 1/8"=1'-0"

Proposed  
20'x22'  
GARAGE

- Cedar shake Siding to match Existing House
- Shingles to match Existing House



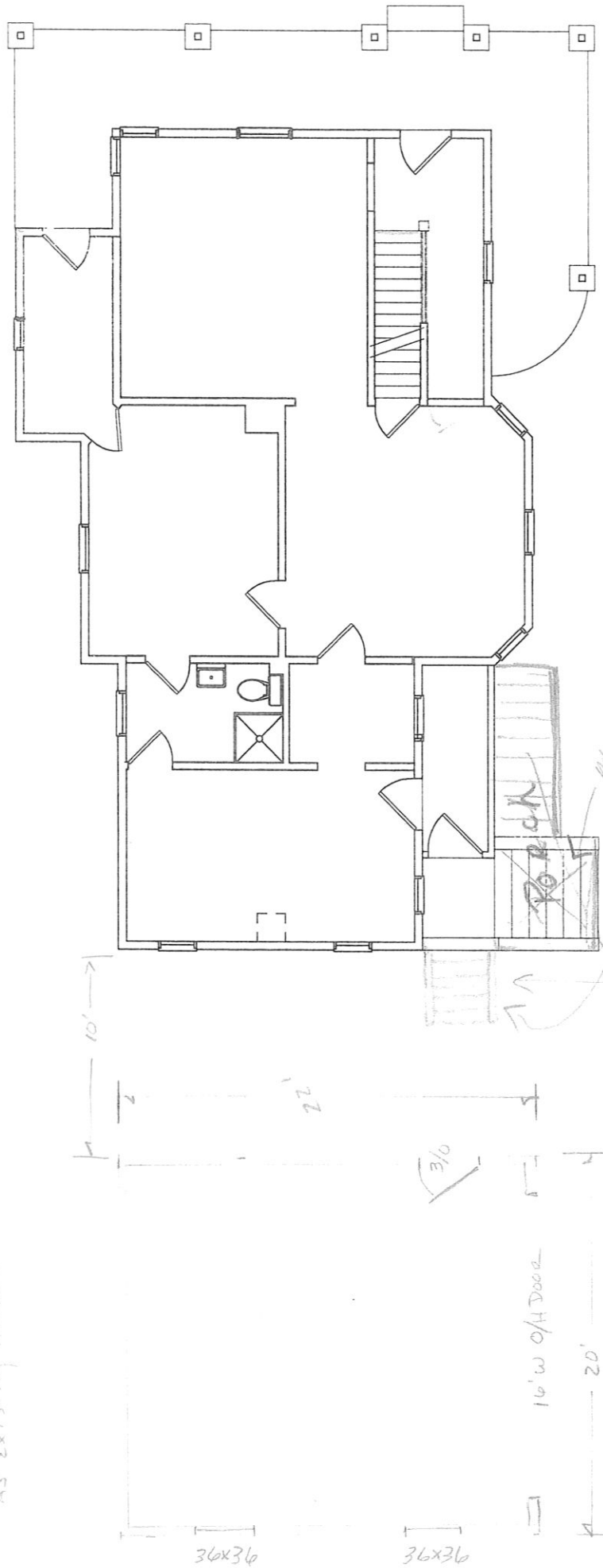
North Elevation



West Elevation

# Proposed Garage

20x22 2 CAR Garage w/ storage truss  
 Same Siding & Exterior trim  
 as Existing House.



Move existing stairs, convert to side porch.  
 Propose a stair location



